

IN THE MATTER OF THE APPLICATION OF A. SHAMS PIRZADEH, M.D., ET UX FOR A ZONING RECLASSIFICATION FROM D.R. 5.5 TO R.O. ON PROPERTY LOCATED ON THE SOUTH SIDE OF FREDERICK ROAD, 95.63' WEST OF CENTER LINE WADE AVE (303 FREDERICK RD.) 1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY OF BALTIMORE COUNTY

CASE NO. R-90-400 Item #1, CYCLE III 1990

**OPINION**

This case comes before this Board on Petition for a Reclassification of the above property from D.R. 5.5 to R.O. On September 11, 1990, testimony, exhibits and evidence were received by this Board. At the conclusion of that hearing, a request to submit a documented site plan was granted, and said plan was submitted to the Board on February 19, 1991. Pursuant to the Baltimore County Code, this documented site plan was forwarded to the Planning Board for its review and comments, and those comments have been now forwarded to the Board so that the Board may now render its Opinion and Order in this matter.

Evidence was received from Robert E. Spellman, Civil Engineer and land surveyor, as to the subject property, 303 Frederick Road. This parcel sits on Frederick Road near its intersection with the Baltimore Beltway and has an access to the rear of the property through Wade Avenue and a 20-foot alley. The parking for this location exists in the rear of the property. This site exists on a somewhat small block of Frederick Road from Wade Avenue to Holmehurst Avenue. On that side of Frederick Road, four lots

Case No. R-90-400 A. Shams Pirzadeh, M.D., et ux 2

exist, consisting of lot 6, an existing funeral home; lot 5, the 2-1/2 story building subject to this proceeding; lot 4, an existing dwelling, however used as an office; and lot 3, an existing building recently granted R.O. zoning. Mr. Spellman further indicated that the surrounding area on Frederick Road is a mixture of D.R. and R.O. zoning. Photographs of the property and surrounding area were submitted to the Board.

The property owner, Dr. Shams Pirzadeh, indicated that he would occupy this building as a medical office with no major renovation either inside or outside of this structure. It should be noted that Dr. Pirzadeh currently has his office a short distance away at 405 Frederick Road. William P. Huey, a Baltimore County Planner, testified that this property was considered during the 1988 map process and R.O. zoning for this site was rejected by the County Council. Mr. Huey further stated that the Catonsville plan seeks to maintain the residential character of the neighborhood; however, he indicated that office use of this site is appropriate as long as it keeps its residential appearance.

Before the Board at that time was the Petitioner's site plan, an open site plan, leaving open the possibility of a Class B office building being placed on that site. Mr. Huey in his opinion believes that the present D.R. 5.5 zoning on that site is not in error.

The Board next convened on February 19, 1991, and received the documented site plan and forwarded same to the Office of Planning & Zoning for its review and comments. On March 28, 1991, the

Case No. R-90-400 A. Shams Pirzadeh, M.D., et ux 3

Deputy Director of the Office of Planning & Zoning forwarded his office's comments to the Board.

The Office of Planning & Zoning, in its summary and recommendations, recommends approval of the Petitioner's request, and the Board, after its review of the comments and evidence and site plan, will grant the Petitioner's request for reclassification from D.R. 5.5 to R.O. With this change in zoning classification, the Board finds as a matter of fact that the Baltimore County Council erred by not rezoning the subject property to R.O. in the 1988 map process. The Board finds the immediate surrounding area as an area which has become office type in its current existence and feels that the residential classification no longer fits the character, existence and uses of that neighborhood.

Although this Board grants the reclassification, the Board shall attach further conditions upon the documented site plan which will be specifically detailed in the following Order.

**ORDER**

IT IS THEREFORE this 26th day of July, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of the .27 acre from D.R. 5.5 to R.O. be and the same is hereby GRANTED subject to the following conditions:

1. The applicant shall submit a landscape plan to the deputy director of the Office of Planning & Zoning prior to the issuance of any permits.
2. A CRG review will be required for the development of this project.
3. The petitioner shall not apply for any variances to sign

Case No. R-90-400 A. Shams Pirzadeh, M.D., et ux 4

requirements.

4. The documented site plan shall be amended to include the following:
  - a. Show sign detail
  - b. Indicate all principal uses
  - c. Indicate hours of operation
  - d. Indicate maximum number of employees

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*Arnold G. Foreman*  
Arnold G. Foreman, Acting Chairman

*Lynn B. Moreland*  
Lynn B. Moreland

*John G. Disney*  
John G. Disney

**PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an R.O. zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for OFFICE

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

SW 3E  
R2  
1ST  
3-592  
B.F.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: A. Shams Pirzadeh, M.D.  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
CITY Shams Pirzadeh  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
Address: 805 STAGS HEAD RD  
TOWSON, MD 21204  
City and State  
Attorney for Petitioner: John P. Feiss, Esq.  
Towson, Md 21204  
City and State  
Attorney's Telephone No.: (301) 788-2422

Legal Owner(s):  
A. Shams Pirzadeh, M.D.  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
CITY Shams Pirzadeh  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
Address: 805 STAGS HEAD RD  
TOWSON, MD 21204  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John P. Feiss, Esq.  
Name 623 Edmondson Avenue  
Baltimore, MD 21228  
City and State  
Address  
Phone No.

**PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an R.O. zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for OFFICE

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: A. Shams Pirzadeh, M.D.  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
CITY Shams Pirzadeh  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
Address: 805 STAGS HEAD RD  
TOWSON, MD 21204  
City and State  
Attorney for Petitioner: John P. Feiss, Esq.  
Towson, Md 21204  
City and State  
Attorney's Telephone No.: (301) 788-2422

Legal Owner(s):  
A. Shams Pirzadeh, M.D.  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
CITY Shams Pirzadeh  
(Type or Print Name)  
*A. Shams Pirzadeh*  
Signature  
Address: 805 STAGS HEAD RD  
TOWSON, MD 21204  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John P. Feiss, Esq.  
Name 623 Edmondson Avenue  
Baltimore, MD 21228  
City and State  
Address  
Phone No.

#1  
R-90-400

SPELLMAN LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING  
103 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
829-3535

**DESCRIPTION FOR ZONING RECLASSIFICATION**

303 FREDERICK ROAD, FIRST DISTRICT, BALTIMORE COUNTY, MD

Beginning for the same at a point on the south side of Frederick Road at the distance of 75.63 feet measured westerly along the south side of Frederick Road from the west side of Wade Avenue and running thence and binding on the south side of Frederick Road South 78 Degrees 31 Minutes West 75.00 feet thence leaving the south side of Frederick Road and running South 11 Degrees 45 Minutes East 160.00 feet to the centerline of a twenty foot alley and running thence and binding on the centerline of said twenty foot alley North 78 Degrees 31 Minutes East 75.00 feet thence leaving the centerline of said twenty foot alley and running North 11 Degrees 45 Minutes West 160.00 feet to the place of beginning.

Containing 0.2755 acres of land, more or less.

3/1/90



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO R.O. ZONE S/S Frederick Rd., 95.63' W of C/L of Wade Avenue (303 Frederick Rd.) 1st Election District 1st Councilmanic District

A. SHAMS PIRZADEH, M.D., et ux. Petitioners

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Case No. R-90-400 (Item 1, Cycle III)

PEOPLE'S COUNSEL'S LIST OF EXHIBITS

- The Recommended Baltimore County Comprehensive Zoning Map, Log of Issues, June 28, 1988, A Report by the Baltimore County Planning Board For Public Hearings by the Baltimore County Council . . . . . 1
- Baltimore County Council Minutes, October 13, 1988 . . . . . 4
- Report by the Baltimore County Planning Board to the Baltimore County Board of Appeals Zoning Reclassification Petitions, Cycle III, 1990, July 31, 1990 . . . . . 5

# THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues, June 28, 1988



A Report by the Baltimore County Planning Board For Public Hearings by the Baltimore County Council

# THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues, June 28, 1988



A Report by the Baltimore County Planning Board For Public Hearings by the Baltimore County Council

1st Councilmanic District	NO.	OWNER, PETITIONER, OR APPLICANT OF THE PETITION	LOCATION	EXISTING ZONING	REQUESTED ZONING	OFFICIAL DECISION	DATE OF DECISION
1-095	1-095	Robt. W. & Lloyd L. Spitzer by Richard J. Gibson	Site of Baltimore Rd. & Side of Johnstown Rd.	R.O.	D.R. 5.5	R.O.	1-27-88
1-096	1-096	Dr. Rafi & University of M	Southern Section of M. of Baltimore Rd. & of Baltimore Rd.	R.O.	D.R. 5.5	R.O.	1-27-88
1-097	1-097	James J. Janning, Inc. (Requested by Staff)	SE Side of Baltimore Rd. & of Baltimore Rd.	R.O.	D.R. 5.5	R.O.	1-27-88
1-098	1-098	Baltimore Planning Board (Requested by Staff)	N. & S. Side of Frederick Rd. & of Baltimore Rd.	R.O.	D.R. 5.5	R.O.	1-27-88
1-099	1-099	Charmaine H. Hines, Inc. (Requested by Staff)	N. Side of Frederick Rd. & of Frederick Rd.	R.O.	D.R. 5.5	R.O.	1-27-88

BALTIMORE COUNTY COUNCIL MINUTES  
LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 19  
OCTOBER 13, 1988 7:00 P.M.

The meeting was called to order by Chairman Volz at 7:30 P.M. The Chairman then asked the audience to rise for a moment of meditation and the Pledge of Allegiance to the Flag. There were approximately 200 persons in attendance and the following Councilmembers were present:

- MELVIN G. MINTZ SECOND DISTRICT
- C.A. DUTCH RUPPERSBERGER, III THIRD DISTRICT
- BANDANA F. BACHUR FOURTH DISTRICT
- NORMAN W. LAUENSTEIN FIFTH DISTRICT
- WILLIAM R. EVANS SIXTH DISTRICT
- DALE T. VOLZ SEVENTH DISTRICT

CALL OF BILLS FOR FINAL READING AND VOTE

BILL NO. 144-88, Comprehensive Zoning Maps - First District, was called. Councilman Volz moved to accept the Planning Board's recommendation on the following issues: 1-002, 1-006, 1-013, 1-015, 1-017, 1-018, 1-019, 1-020, 1-022, 1-025, 1-028, 1-029, 1-030, 1-031, 1-032, 1-033, 1-037, 1-038, 1-040, 1-044, 1-045, 1-047, 1-051, 1-052, 1-053, 1-054, 1-055, 1-056, 1-057, 1-058, 1-059, 1-060, 1-061, 1-062, 1-063, 1-064, 1-066, 1-067, 1-068, 1-070, 1-071, 1-074, 1-076, 1-077, 1-079, 1-084, 1-085, 1-086, 1-087, 1-088, 1-089, 1-090, 1-091, 1-092, 1-093, 1-096, 1-097, 1-098, 1-099, 1-100, 1-103, 1-104, 1-105, 1-107, 1-109, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-120, 1-121 and 1-123. Councilman Mintz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Chairman Volz then moved for the following changes in the First District Comprehensive Zoning Map:

- Issue 1-001 from RO to DR 5.5. Motion was seconded by Councilman Bachur and passed unanimously by the six Councilmembers present.
- Issue 1-009 from RL to DR 3.5. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.
- Issue 1-010 from DR 10.5 to DR 10.5 and RO as shown on the overlay. Motion was seconded by Councilman Ruppertsberger and passed by the six Councilmembers present.
- Issue 1-021 from RO to RO and DR 5.5 as shown on the overlay. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.
- Issue 1-023 from RL to MJA-IM. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1990

July 31, 1990

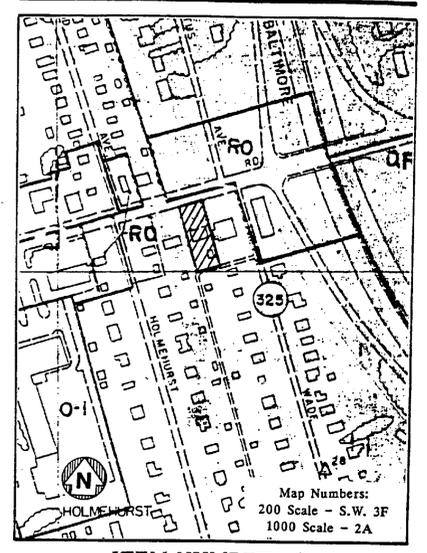


Dennis F. Examination County Executive

BALTIMORE COUNTY, MD  
RECOMMENDATIONS OF THE OFFICE OF PLANNING AND ZONING  
and the PLANNING BOARD  
July 31, 1990

ITEM NO. and PETITIONER	LOCATION	EXISTING ZONING	REQUESTED ZONING	OFFICIAL DECISION	PLANNING BOARD
ITEM NO. 1 A. Shams Pirzadeh, MD et ux, R-90-400; 9/17/90	S/S Frederick Rd., 95.63' W. of centerline of Wade Ave. (303 Frederick Rd)	0.27	D.R. 5.5	R.O.	D.R. 5.5
ITEM NO. 2 Development Realty Company CR-90-401; 9/19/90	S/S Alexander Ave., 222' N. of centerline Baltimore Met'l Pike (MCO38 Baltimore Met'l Pike, Cloona West Shopping Center)	.1111	D.R.5.5	R.R.	R.R.
ITEM NO. 3 J.R. Development Corp. R-90-402; 9/25/90	S/S Johnnycake Rd, 310' + 1250' W. of Fairbrook Rd; also 1600' + 2150' E. respectively to bog. pts.	0.75 0.03 (0.8.10.5)	D.R.5.5/ D.R.10.5	0-2	0-2
ITEM NO. 4 Estate of Sol Goldman CR-90-403 12/8; 9/26/90	W/W cor. Liberty & Brebrook Rds (8716 Liberty Rd)	0.733	R.L.-C.C.C. or R.L.-C.R.S.	R.L.-C.S.A. or R.L.-C.W.2	R.L.-C.S.A. or R.L.-C.W.2
ITEM NO. 5 Franklin Blvd, Ltd. Partnership/ Continental Realty Investors Corp. - R-90-404-1a; 10/3/90	M/S Cherry Hill Lane, 420' S. of centerline Tarascon Rd. Int.; also S/S Franklin Blvd	.19	D.R. 2	R.O.	D.R. 2
ITEM NO. 6 J.F.G. Holding Corp. c/o John F. O'Leary R-90-405; 10/16/90	S/S Cherry Hill Rd West, and Franklin Blvd, 180' SW of Tarascon Rd	1.415; (0.501 acre)	D.R. 2	D.R. 5.5	.501 acre parcel D.R. 2
			D.R. 3.5 (0.709 acre)	D.R. 5.5	.709 acre parcel D.R. 5.5
			D.R. 5.5 (0.255 acre)	D.R. 16	.255 acre parcel D.R. 16
ITEM NO. 7 State Highway Administration c/o John F. O'Leary R-90-406; 10/16/90	M/S I-795, 500' E. centerline Palisterra Hill Road	0.55	R.L.	R.M.	R.L.

CYCLE III/1990  
7/31/90



ITEM NUMBER 1  
Location of Property Under Petition

Scale: 1"=200'

CASE NO. R90-400

CYCLE III, ITEM 1

PETITIONER

A. Shams Pirzadeh, M.D.

REQUESTED ACTION

Reclassification to R-O. (Residential Office)

EXISTING ZONING

D.R.5.5 (Density Residential 5.5 dwelling units per acre)

LOCATION

Southside Frederick Road, 95.63 ft. west of the centerline of Wade Avenue (303 Frederick Road)

AREA OF SITE

0.27

ZONING OF ADJACENT PROPERTY/USE

North - R-O, Vacant parcel  
South - D.R.5.5, Detached single family residential  
East - D.R.5.5, Funeral home  
West - D.R.5.5, Doctor's office

SITE DESCRIPTION

The parcel is improved with an unoccupied single-family frame dwelling in fair condition. A significant amount of open space exists to the front and rear of the existing house.

PROPERTIES IN THE VICINITY

The site is part of the original Holmehurst subdivision. The petitioner's property is bounded on three sides by D.R. 5.5 zoning. Directly east of the site is a funeral home which is permitted by special exception in a residential zone. A residence located west of the site is currently utilized as a doctor's office which is also permitted by special exception in a residential zone. The Holmehurst subdivision is characterized by well maintained detached single-family homes, and is located south of the site. A vacant R-O zoned parcel is located north of the site.

WATER AND SEWERAGE

The parcel is served by public water and sewer. The area is designated as a W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

A. Shams Pirzadeh, M.D.  
Case No. R90-400, Cycle III, Item 1  
Page 3

PROPOSED VS. EXISTING ZONING

Regulations governing the R-O zone may be found in Section 203 of the Baltimore County Zoning Regulations. Section 11301.1.A outlines the provision of the D.R. zones.

The R-O zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R-O should be compatible with nearby residential properties.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATION

The Petitioner has submitted an open plan indicating a surveyed outline of the property.

Based upon an analysis of the property, staff recommends "DENIAL" of the Petitioner's request due to the fact that staff requires more information to adequately review the subject request than the open site plan provides. This office suggests that the Petitioner submit a documented site plan to determine whether 1) a Class "A", or Class "B" building is anticipated; 2) architectural elevations are compatible; 3) adequate landscaping and buffer is being provided. Also, the provision of a documented site plan would assist staff in addressing concerns such as parking calculations and other general site requirements.

PLANNING BOARD RECOMMENDATION

The Planning Board recommends that the Petitioner's request be denied.

CYCZNR90.400/CYCLE

Cases Pending -- Set or to be set for hearing

R-90-400 A. Shams Pirzadeh, MD Reclass -D.R. 5.5 (Geiss  
2/19/91 S/S Frederick Rd, 95.63' to R.O. 1st E; 1st C  
doc site plan W of c/1 Wade Ave 303 Frederick Road  
303 Frederick Road  
Continued on record 9/11/90; testimony, exhibits and evidence taken;  
Petitioner submitted documented site plan on the record on 2/19/91;  
documented plan forwarded to Planning 2/19/91 for PB review; Board to rule  
after Planning Board review of documented plan. (per AGF)

*4/02  
Answer  
Attached comments  
from Planning received  
3/28. Can this be  
handled without additional  
hearing date?  
See your notes  
enclosed.  
Kathi*

*To be reviewed by Amsd - 4/14/91*

CASE NO. R90-400

CYCLE III, ITEM 1

PETITIONER:

A. Shams Pirzadeh, M.D.

REQUESTED ACTION:

Reclassification to R-O (Residential Office)

EXISTING ZONING:

D.R.5.5 (Density Residential 5.5 dwelling units per acre)

LOCATION:

Southside Frederick Road, 95.63 ft. west of the centerline of Wade Avenue (303 Frederick Road)

AREA OF SITE:

0.27

ZONING OF ADJACENT PROPERTY/USE:

North - R-O, Vacant parcel  
South - D.R.5.5, Detached, single-family residential  
East - D.R.5.5, Funeral home  
West - D.R.5.5, Doctor's office

SITE DESCRIPTION:

The parcel is improved with an unoccupied single-family frame dwelling in fair condition. A significant amount of open space exists to the front and rear of the existing house.

PROPERTIES IN THE VICINITY:

The site is part of the original Holmehurst subdivision. The petitioner's property is bounded on three sides by D.R.5.5 zoning. Directly east of the site is a funeral home which is permitted by special exception in a residential zone. A residence located west of the site is currently utilized as a doctor's office which is also permitted by special exception in a residential zone. The Holmehurst subdivision is characterized by well maintained detached single-family homes, and is located south of the site. A vacant R-O zoned parcel is located north of the site.

WATER AND SEWERAGE:

The parcel is served by public water and sewer. The area is designated as a W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

A. Shams Pirzadeh, M.D.  
Case No. R90-400, Cycle III, Item 1  
Page 3

PROPOSED VS. EXISTING ZONING:

Regulations governing the R-O zone may be found in Section 203 of the Baltimore County Zoning Regulations. Section 1801.1.A outlines the provision of the D.R. zones.

The R-O zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R-O should be compatible with nearby residential properties.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

The applicant has submitted a document site plan. The plan indicates that an existing 2-1/2 story, detached single-family dwelling will remain. The proposal of a Class A office building is preferable to a Class B building because the retention of the existing structure would ensure compatibility with the existing housing stock of the Holmehurst subdivision.

Vehicular access to Wade Avenue will be provided by way of an existing 20 ft. wide macadam alley. A total of eight off-street parking spaces are also indicated on the plan.

Based upon the analysis of the petitioner's documented plan, the Office of Planning and Zoning recommends approval of the applicant's request. Staff has included a list of conditions that should be attached to the petitioner's request if granted. The issue of finding error with the existing zoning, however, will be incumbent upon the petitioner to prove.

DOCUMENTED SITE PLAN

Should the Board of Appeals grant the petitioner's request, the following conditions regarding the site plan should be attached:

- 1. The applicant shall submit a landscape plan to the deputy director of the Office of Planning and Zoning prior to the issuance of any permits.
- 2. A CRG review will be required for the development of this project.
- 3. The petitioner shall not apply for any variances to sign requirements.

Baltimore County Government  
Office of Planning and Zoning



887-3211  
Fax 887-5862

401 Bosley Avenue  
Towson, MD 21204

TO: William T. Hackett, Chairman DATE: March 27, 1991  
Baltimore County Board of Appeals

FROM: Arnold F. "Pat" Keller, III, Deputy Director  
Office of Planning and Zoning

SUBJECT: Documented Site Plan  
Case #90-400, Cycle III, Item 1, Manor Tavern

Pursuant to Section 2-58-1(m) of the Baltimore County Code, a documented site plan was referred by the Board of Appeals to the director of the Office of Planning and Zoning. Following Planning Board consideration, a recommendation regarding the above-mentioned case is offered herewith.

*Pat Keller*  
Arnold F. "Pat" Keller, III  
Deputy Director

AFKXII/JL/cmm  
CVR/TRL/CYCLE  
Attachment

LC 5 20 11 28 AM 16  
STANDARD SERVICE AIRMAIL  
COMM-FED



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. January 28, 1991

\* CORRECTED NOTICE OF ASSIGNMENT \*

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2 (b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2 (c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-90-400 A. SHAMS PIRZADEH, M.D., ET UX  
Item #1, III, 1990 S/S Frederick Rd., 95.63' W of c/1  
Wade Avenue (303 Frederick Rd.)  
(Cont'd from 9/11/90- 1st Election District  
Documented Site Plan to 1st Councilmanic District  
be submitted) \* Reclassification: from D.R.5.5 \*  
to R.O.

ASSIGNED FOR: TUESDAY, FEBRUARY 19, 1991 at 9:30 a.m.

cc: John P. Geiss, Esquire Counsel for Petitioner  
A. Shams Pirzadeh, M.D., et ux Petitioners

James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 5, 1991

John P. Geiss, Esquire  
623 Edmondson Avenue  
Baltimore, MD 21228

RE: Compliance with Sections  
258-1(d)(1), B.C.C. and Board of  
Appeals Rules of Practice and  
Procedure, Rule 49  
Revised Reclassification Petition  
Item #1 (Cycle IV), Case #R-90-400  
Petitioner: A. Shams Pirzadeh, M.D.  
Frederick Road, 75.63' W of Wade Ave.

Dear Mr. Geiss:

Reference is made to the above Sections of the Baltimore County Code that includes a requirement that this office review cycle reclassification petitions for the Board of Appeals for compliance with the applicable statutes and regulations.

The following technical comments must be addressed for acceptance of the revised petition by this office:

- 1. Comply with all guidelines for preparation of reclassification petitions which are in heavy underline (copy attached).
- 2. Clarify if this use is proposed in an existing single family dwelling and if the building will be defined as a Class "A" or Class "B" office building in an R.O. zone (see Section 203.4, .5 and .6, B.C.Z.R.).

01-2-11 11 28 AM 16  
STANDARD SERVICE AIRMAIL  
COMM-FED

John P. Geiss, Esquire  
April 5, 1991  
Page 2

- A. If Class "B", a special exception public hearing is also required as part of the reclassification.
- B. If a Class "A", then all requirements of the Class "A" office building checklist must be included on the plan unless previously addressed by other comment requirements.
3. Advisory Note: The Bureau of Traffic Engineering should be contacted as soon as possible concerning the acceptability of the 20 ft. alley access to the off-street parking on the site. Plan revisions and additional zoning public hearings may be necessary if this access is not permitted.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

*John P. Geiss*  
John P. Geiss  
Planner II

JLL:scj

cc: A. Shams Firzadeh, M.D.  
Kathy Weidmayer, Board of Appeals  
Pat Keller, Planning Office  
J. Robert Haines, Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator

BALTIMORE COUNTY BOARD OF APPEALS  
GUIDE FOR PREPARATION OF RECLASSIFICATION PETITIONS

Each petition request should include:

(1) Three completed typewritten petition forms, indicating the existing and requested zoning; the special exception use, if applicable; and if applicable, the section number of the Baltimore County Zoning Regulations from which a variance is requested, as well as the extent of the variance requested. All forms must be signed by the petitioner or his legally authorized representative.

(2) Seven copies of the property description, prepared by a surveyor or civil engineer.

(3) Three copies of an explanation of the reasons why, in the petitioner's opinion, the reclassification sought should be made, set forth in sufficient detail to properly advise the county authorities required to review the petition, of the petitioner's desire for change in conditions as justification for the action sought. Any allegation of error in the petition by precise description of such change, and any allegation of error shall be so supported in similar detail and as further required by Article V, Section 2-40.1.J. of the Baltimore County Code.

(4) Three xerox copies each of that part of the appropriate official 1" = 200' and 1" = 1,000' scale zoning maps, with the outline of the property to be reclassified indicated thereon.

(5) The appropriate filing fee should accompany the petition request. However, the advertising and posting cost should be paid at the Zoning Commissioner's office as soon after billing as possible. Opinions may not be issued until all such costs are paid. (Checks should be made payable to Baltimore, County, Maryland).

(6) Twelve copies of a site plan, the boundaries and location of which have been certified by a registered surveyor or professional (civil) engineer. Said site plan shall include all applicable items on the checklist for reclassification petitions, as required below:

(7) If said petition includes documentation relating to the proposed use and development of the property, that documentation must include the following information:

(a) An environmental impact statement, as defined in Section 101 of the Baltimore County Zoning Regulations (see page 3, Bill No. 88-75), that concerns the proposed use of the property under petition and that has been competently prepared by a professional engineer or planner of appropriate qualifications.

(b) All information on the following checklist:

BABC - Form 2  
Page 1 of 4

(c) If a precise building envelope is used in lieu of the exact positioning of the building(s) on the site plan, the proposed buildings' floor plan and elevation, including character and exterior materials must be shown elsewhere on the site plan or on attached plans, together with other documentation required in the aforementioned checklist. Said envelope may be larger than the actual proposed building, but must be precise enough in size and location to allow for a complete functional site layout, including but not limited to: entrances, driveways, parking and loading facilities, paved areas, proposed landscaping, screening, and major vegetation to be retained, etc.

(d) No such petition may be accepted for filing unless it complies with these rules of practice and procedure, and all other pertinent zoning laws and regulations, except that the petitioner may choose to submit plans that do not show any proposed use of the property under petition, regardless of any requirement in these rules to the contrary. If an intended use is not indicated, the site plans must indicate only the first eight (8) items on the following checklist.

BABC - Form 2  
Page 2 of 4

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE PLANS FOR RECLASSIFICATION PETITIONS

1. North arrow (indicating the direction of north).
2. Scale of drawing (engineer's scale).
3. Election District and Councilmanic District.
4. Dimensions of property (including bearings). Parcel under petition should be in bold outline.
5. Relation of tract in question to additional property owned and ownership of all adjacent properties.
6. Area of property in question (acres or square feet).
7. Distance from property line (corner) to nearest intersecting street or County road.
8. Present and proposed zoning of property under petition and adjoining properties.
9. Use, locations, coverage, floor areas, heights (including elevation drawings), dimensions, character and exterior materials of all proposed and existing structures to be retained. Also, all existing structures to be removed must be indicated.
10. Location and use of all principal building(s) within a distance of 200 feet from each joint side property line. Distance from said buildings to centerline of street must be shown in order to determine front setback line of proposed building(s) on subject site.
11. Hours of operation, maximum number of employees, and maximum levels of vibrations (including sound and other vibrations, dust, odors, gases, and light and heat). In cases where method of operation is not obvious, an explanation of same must be provided (i.e. proposed nursery school should include days and hours of operation, maximum number of teachers and students, method of transportation, etc.).
12. Existing and proposed public and quasi-public facilities on and adjacent to the site, including storm-drain systems, water lines, sewerage, streets and drives, and railroad sidings. In the event public water and/or sewer do not exist, location of private system must be indicated.
13. Existing ponds, streams, natural drainage courses and other bodies of water, watercourses, 100-year flood plains, major vegetation, unusual natural formation, and proposed changes with respect to any of these.
14. Dimensions of existing and proposed right-of-way and types of paving of any street adjacent to site.

BABC - Form 2

- 3 -

15. Location and width of proposed ingress and egress, and all interior circulation of traffic.
16. Parking and loading facilities: All parking facilities must be a minimum of 9' x 20' and must be paved with tar and chip, macadam, bituminous concrete, or similar durable and dustless surface. A curb not less than 8" wide and 6" high, railroad ties or concrete bumper blocks must be provided around the entire parking lot. All spaces must be setback a minimum of 10' from the street right-of-way.
17. Screening (minimum 4' high) of on-site parking facilities, including drives, by a wall, slatted fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises, or when they are across the street from such premises. Landscaping, as required by the Office of Current Planning (887-3335), must also be provided.
18. Existing topography and proposed major changes in grade.
19. Dimension and content of all signs visible outdoors.
20. Buildings must meet building code as well as fire code requirements with regard to type of construction, windows, etc.
21. Location of all existing and proposed fire hydrants.
22. A sealed location plan, inserted on the site plan, must reflect the outline of the parcel in question.
23. All site plans must be folded to an approximate size of 8-1/2" x 11" with clear distinct lettering.

In order to alleviate any future delays, prior to preparing the required plan, the petitioner or his engineer should contact the Zoning Office and the following agencies and/or State agency, if located on a State road, for pertinent information that may be required:

Bureau of Engineering 494-3754  
Bureau of Traffic Engineering 494-3554  
Health Department 494-2762  
Office of Current Planning 494-3335  
State Highway Administration 659-4350  
Department of Permits & Licenses 494-3987  
Fire Department 494-3985

BABC - Form 2  
Page 4 of 4

- 4 -

BALTIMORE COUNTY, MARYLAND  
CHECKLIST FOR THE MINIMUM INFORMATION TO BE SHOWN ON SITE PLANS FOR COMMERCIAL PERMIT APPLICATIONS FOR CLASS "A" OFFICE BUILDING

NOTE: Even if a waiver from a County Review Group (C.R.G.) hearing or C.S.G. Plan is granted, all of the following must be included on the building permit site plan prior to application acceptance:

1. North Arrow, Election District, County Council District, Title of Plan - "Site Plan For Class 'A' Office Building", Date and Name, Address and Phone Number of person preparing the plan. Include the same information for the owner.
2. Scale of Drawing 1"=10', 20', 30', 40', 50', 60'.
3. Outline of Property, Bearings, Distances and Gross and Net Area.
4. Vicinity Map (accurate) 1"=200', 500', 1,000'.
5. Previous permits - on property - permit numbers, control numbers, residential and commercial.
6. References - previous zoning hearings, C.R.G. hearings and waivers including the dates, orders and restrictions included and addressed.
7. Zoning - include zoning on property and adjacent properties with zone lines accurately shown as per the official 1988 200 scale zoning map.
8. Location - street address and distance from nearest improved intersecting street centerline.
9. Street widening, paving width and R/W widths.
10. Entrance locations and width of existing and/or proposed entrances (traffic channelization). Method of channelization (curbing, R/W ties). Show circulation pattern and lot measurements.
11. Uses, buildings - proposed uses of buildings; existing use of buildings adjacent and on-site. If office use, specify "General" or "Medical" (See #19).
12. Dimensions and setbacks of existing buildings from property lines and street right-of-way and centerline.
13. Signs - (Existing and Proposed) dimensions, square footage, type of sign, location on building exterior and note "no illumination". One 8 sq. ft. non-illuminated building sign is permitted. If on a principal arterial street and no residential zones or uses adjacent - 1 additional 15 sq. ft. R/W, non-illuminated sign is permitted.
14. Barriers or barriers to differentiate Residential and Commercial uses and zones and zone lines (see Landscape manual).
15. Method of Landscaping - trees, fencing, etc.
16. Hours of operation and maximum number of employees (total and by floor).
17. Scale Architectural Elevation Drawings for all sides of buildings or 8"x10" photos of all sides, in either case all sides must be labeled (North, South, East and West).
18. Floor plans with dimensions and square footage with use areas identified (Example: storage, kitchen, gen. office, bathrooms, medical office).
19. Type of Office - General or Medical (if general, list type - Real Estate, Law, Insurance, etc.). (No more than 25% of the total adjusted gross floor area of the office building may be occupied by medical offices.)
20. Off-street parking - show each parking space with typical spacing dimensions and adequate turnaround space. Include anchored wheel stops and dimensions. All required off-street parking shall be located on the same lot and should be located in the side or rear yard. Calculations must be included as General Office (3.3 spaces/1,000 sq. ft.), Medical (4.5 spaces/1,000 sq. ft.), and 2 spaces per residential dwelling unit.
21. Paving Type - must be a durable, dustless surface. (Bituminous surface, concrete, Bituminous concrete) Indicate type.
22. Note on the Plans - The dwelling has not been enlarged in floor area by 10% or more within a period of five years prior to the date of application for change or conversion. (See S.203.4 (B.C.C.R.) and Zoning Policy SM-11.)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

P. David Fields, Director Date: February 19, 1991  
TO: Office of Planning & Zoning

Arnold G. Foreman, Acting Chairman  
FROM: County Board of Appeals

SUBJECT: Amended (Documented) Site Plan Submitted /  
Case No. R-90-400 / A. Shams Firzadeh, M.D., et ux

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you copies of the documented plan submitted to the County Board of Appeals at a public hearing on February 19, 1991. These are being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding a copy of this amended plan to the Zoning Office.

*S/ 2/19/91*  
Arnold G. Foreman

Attachment (10 copies of Amended Plan)

cc: Pat Keller  
W. Carl Richards, Jr. w/copy of Amended Plan

LETTER OF TRANSMITTAL

SPPELLMAN LARSON & ASSOCIATES, INC.  
Suite 107 Jefferson Building  
105 West Chesapeake Avenue  
TOWSON, MARYLAND 21284  
Phone 301-823-3535  
TO BALTIMORE COUNTY BOARD OF ZONING APPEALS

DATE	February 14, 1991	FILE NO.	90015
ATTENTION			
CASE NO.	R-90-400		
	A. Shams Firzadeh, MD		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order

COPIES	DATE	NO.	DESCRIPTION
3	OCT. 15, 1990		PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

THESE ARE TRANSMITTED as checked below:  
 For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints  
 For review and comment

FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US  
REMARKS: THESE ARE REVISED PLANS REQUESTED BY THE BOARD AT THE PREVIOUS HEARING.  
TWELVE (12) COPIES ARE DELIVERED TO THE ZONING OFFICE.

*10 copies to be submitted on heard 2/19/91  
1 copy to PC 2/19/91.*

19:1 PM 718316

MR. JOHN GEISS, ATTY.

SIGNED: ROBERT E. SPELLMAN

Robert E. Spellman - Redland Surveyor  
 Prepared site plan  
 10 Copies submitted.  
 Existing building to remain

R-90-400  
 Exhibits

Relator's  
 Site Plan 10/15/90 by  
 Spellman, Larson & Assoc. (10 copies)  
 as marked by Relator

2/19/91  
 @ 9:30 a.m.

A. SHAMS-PIRZADEH, M.D.  
 716 MAIDEN CHOICE LANE SUITE 301  
 BALTIMORE, MARYLAND 21228  
 Telephone (301) 788-8000

January 2, 1991.

Arnold Foreman  
 County Office Bldg.  
 Room 315  
 111 W. Chesapeake Avenue  
 Towson, MD. 21204

Dear Mr. Arnold,

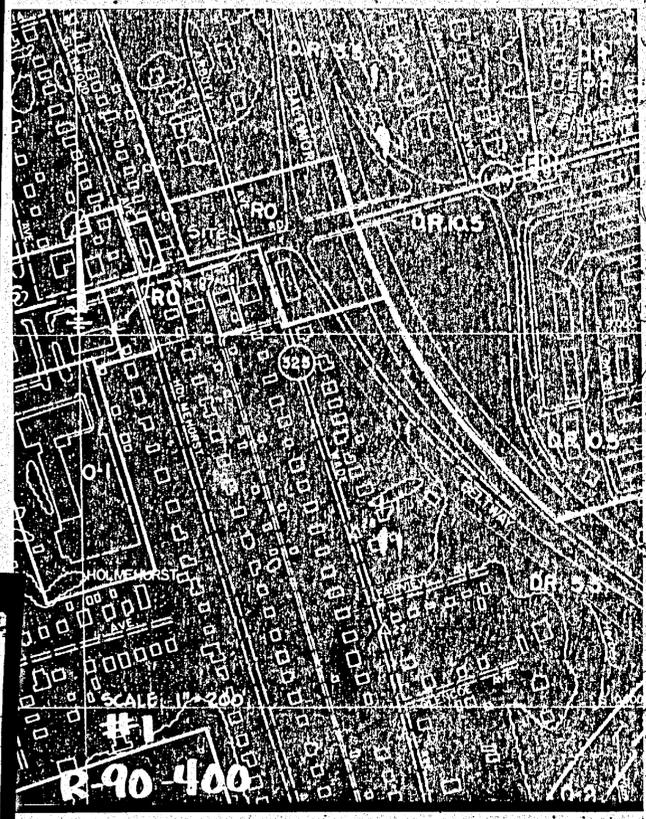
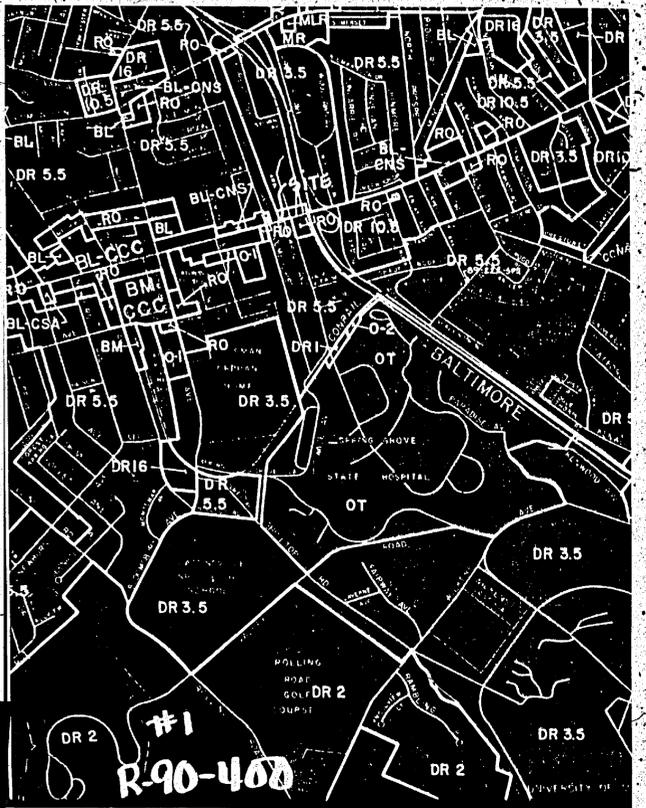
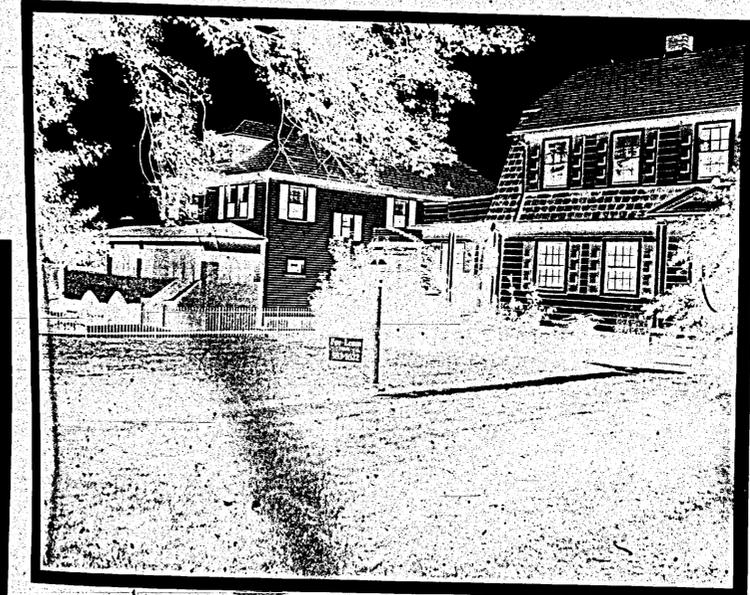
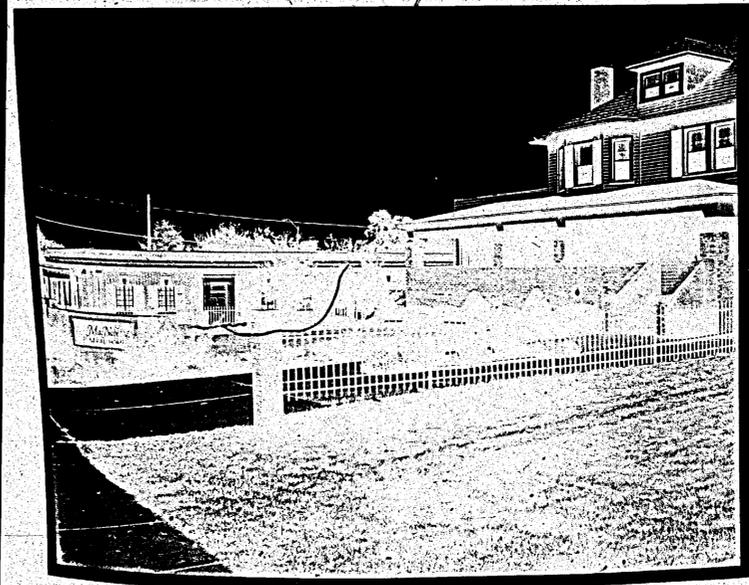
I am asking for a brief hearing to present the documented site plan for zoning change of 303 Frederick Road, Baltimore, MD. 21228. Case# R-90-400.

If feasible, any Tuesday would be convenient for me.

Sincerely yours,  
*A. Shams Pirzadeh*  
 A. Shams Pirzadeh, M.D.

ASP:kk

RESERVED FOR APPEALS  
 19 JAN 4 AM 8 58





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: David Fields, Director  
Office of Planning & Zoning  
Date: February 19, 1991

FROM: Arnold G. Foreman, Acting Chairman  
County Board of Appeals

SUBJECT: Amended (Documented) Site Plan Submitted /  
Case No. R-90-400 / A. Shams Pirzadeh, M.D., et ux

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you copies of a documented plan submitted to the County Board of Appeals at a public hearing on February 19, 1991. These are being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding a copy of this amended plan to the Zoning Office.

*S. 2/19/91*  
Arnold G. Foreman

Attachment (10 copies of Amended Plan)

cc: Pat Keller  
W. Carl Richards, Jr. w/copy of Amended Plan ✓

RECEIVED  
FEB 20 1991  
ZONING OFFICE

RECEIVED FEB 20 1991

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 2, 1991

HAND DELIVERED

Gary C. Duvall, Esquire  
Miles and Stockbridge  
600 Washington Avenue  
Towson, MD 21204

RE: Compliance with Section 258.1(d)(1), B.C.C. and Board of Appeals Rules of Practice and Procedure - Rule #9  
Revised Reclassification Petition  
Item #9 (Cycle IV), Case #CR-91-115  
Petitioner: Mark Green/Monroe Tavern, Inc.  
Old York Road and Monkton Road

Dear Mr. Duvall:

Reference is made to the above sections of the Baltimore County Code that includes a requirement that this office review cycle reclassification petitions for the Board of Appeals for compliance with the applicable statutes and regulations. As you are aware, this office has interpreted that the use documented is not permitted in the R.C.C. zone. A revised petition was filed addressing the use interpretation; however, the technical comments made on March 22, 1991 have not been addressed as of this date.

In order to comply with the required advertising time frames in the zoning law, these comments must be addressed by 4:00 p.m. on April 3, 1991 to be in compliance with the above section. See the attached letter from Gwendolyn Stephens regarding the hearing schedule.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:scj

cc: Bill Monk - HAND DELIVERED  
Kathi Weidenhauer, Board of Appeals  
Pat Keller, Planning Office  
J. Robert Haines, Zoning Commissioner  
James E. Dyer, Zoning Supervisor

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 5, 1991

John P. Geiss, Esquire  
623 Edmondson Avenue  
Baltimore, MD 21228

RE: Compliance with Sections 258.1(d)(1), B.C.C. and Board of Appeals Rules of Practice and Procedure, Rule #9  
Revised Reclassification Petition  
Item #1 (Cycle IV), Case #R-90-400  
Petitioner: A. Shams Pirzadeh, M.D.  
Frederick Road, 75.63' W of Wade Ave.

Dear Mr. Geiss:

Reference is made to the above Sections of the Baltimore County Code that includes a requirement that this office review cycle reclassification petitions for the Board of Appeals for compliance with the applicable statutes and regulations.

The following technical comments must be addressed for acceptance of the revised petition by this office:

1. Comply with all guidelines for preparation of reclassification petitions which are in heavy underline (copy attached).
2. Clarify if this use is proposed in an existing single family dwelling and if the building will be defined as a Class "A" or Class "B" office building in an R.O. zone (see Section 203.4, .5 and .6, B.C.Z.R.).

February 26, 1990  
A. Shams Pirzadeh, M.D.  
page 2.

6. This property is located in the so called "Catonsville Village" which has long been, and is becoming more and more a center for Commerce in this area.

Thank you very much for the consideration of this request.

Sincerely yours,

*A. Shams Pirzadeh*  
A. Shams Pirzadeh, M.D.

*Gity Shams Pirzadeh*  
Gity Shams Pirzadeh

*Gity Shams Pirzadeh*  
Gity Shams Pirzadeh

ASP:d1

RHEUMATOLOGY

A. SHAMS PIRZADEH, M. D.  
CATONSVILLE PROFESSIONAL CENTER  
405 FREDERICK RD., SUITE 100  
BALTIMORE, MD 21228  
TELEPHONE 788-2000

February 26, 1990

Baltimore County Board of Appeals  
Baltimore County Office of Planning & Zoning  
County Courts Building (Room 406)  
Towson, MD 21204

To Whom It May Concern :

I am applying for re-classification of property located at 303 Frederick Road, Baltimore Maryland 21228 from a DR5.5 to and R.O. Zone. My reasons for this change are as follows:

1. This property is located in a highly traffic road, very close to an exit to the Beltway, and it is not appropriate for residential use.
2. This property is adjacent to a funeral home (McNabb Funeral Home, 301 Frederick Road) with significant amount of traffic during funeral services.
3. The Board of Appeals has already granted permission to change the zoning of 307 Frederick Road from DR5.5 to R.O.
4. The property known as 401 Frederick Road has long been used as an office. This office is adjacent to Catonsville Commerce Center which is located at 403 Frederick Road, and also a large office building which is located at 405 Frederick Road.
5. The house across the street from this property known as 310 Frederick Road is also used as an office.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY  
FROM D.R. 5.5 TO R.O. ZONE : BOARD OF APPEALS  
S/S Frederick Rd., 95.63' W of : (303 Frederick Rd.)  
C/L of Wade Avenue : OF BALTIMORE COUNTY  
(303 Frederick Rd.) : 1st Election District  
1st Councilmanic District : Case No. R-90-400  
(Item 1, Cycle III)

A. SHAMS PIRZADEH, M.D., et ux, :  
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 24th day of April, 1990, a copy of the foregoing Entry of Appearance was mailed to John P. Geiss, Esquire, 623 Edmondson Ave., Baltimore, MD 21228, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RECEIVED  
50 APR 24 PM 1:33  
COUNTY BOARD OF APPEALS

John P. Geiss, Esquire  
April 5, 1991  
Page 2

- A. If Class "B", a special exception public hearing is also required as part of the reclassification.
- B. If a Class "A", then all requirements of the Class "A" Office Building checklist must be included on the plan unless previously addressed by other comment requirements.
3. Advisory Note: The Bureau of Traffic Engineering should be contacted as soon as possible concerning the acceptability of the 20 ft. alley access to, the off-street parking on the site. Plan revisions and additional zoning public hearings may be necessary if this access is not permitted.

If you have any questions, please do not hesitate to call me at 887-3391.

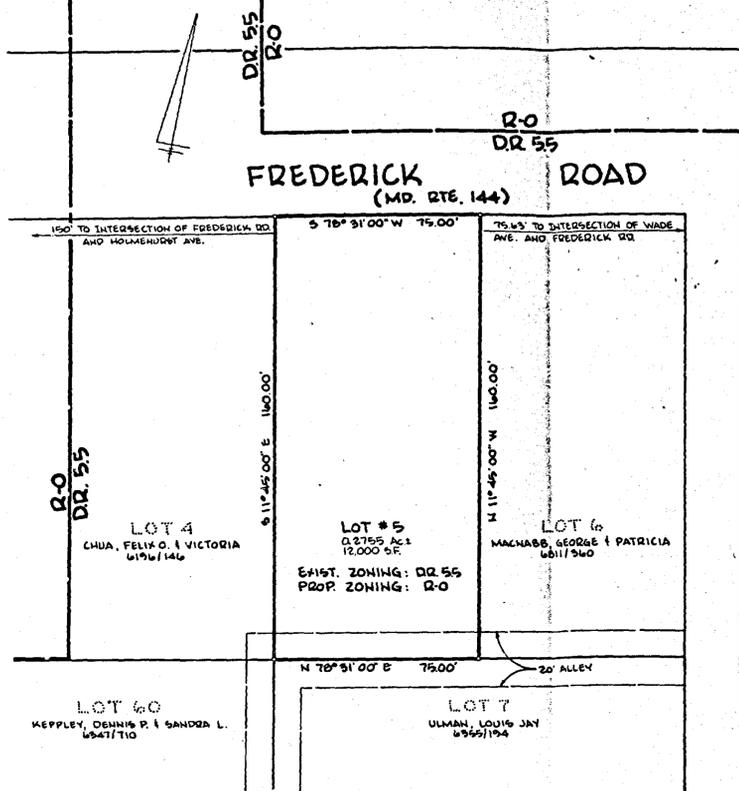
Very truly yours,

*John P. Geiss*  
John P. Geiss  
Planner II

JLL:scj

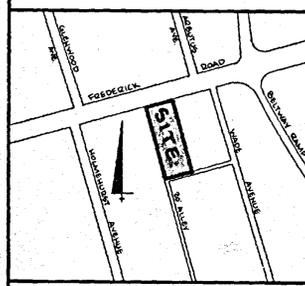
cc: A. Shams Pirzadeh, M.D.  
Kathy Weidenhauer, Board of Appeals  
Pat Keller, Planning Office  
J. Robert Haines, Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator





WADE AVENUE

R-0  
DR 55



LOCATION MAP  
SCALE: 1" = 200'



REVISIONS		
NO.	DATE	DESCRIPTION

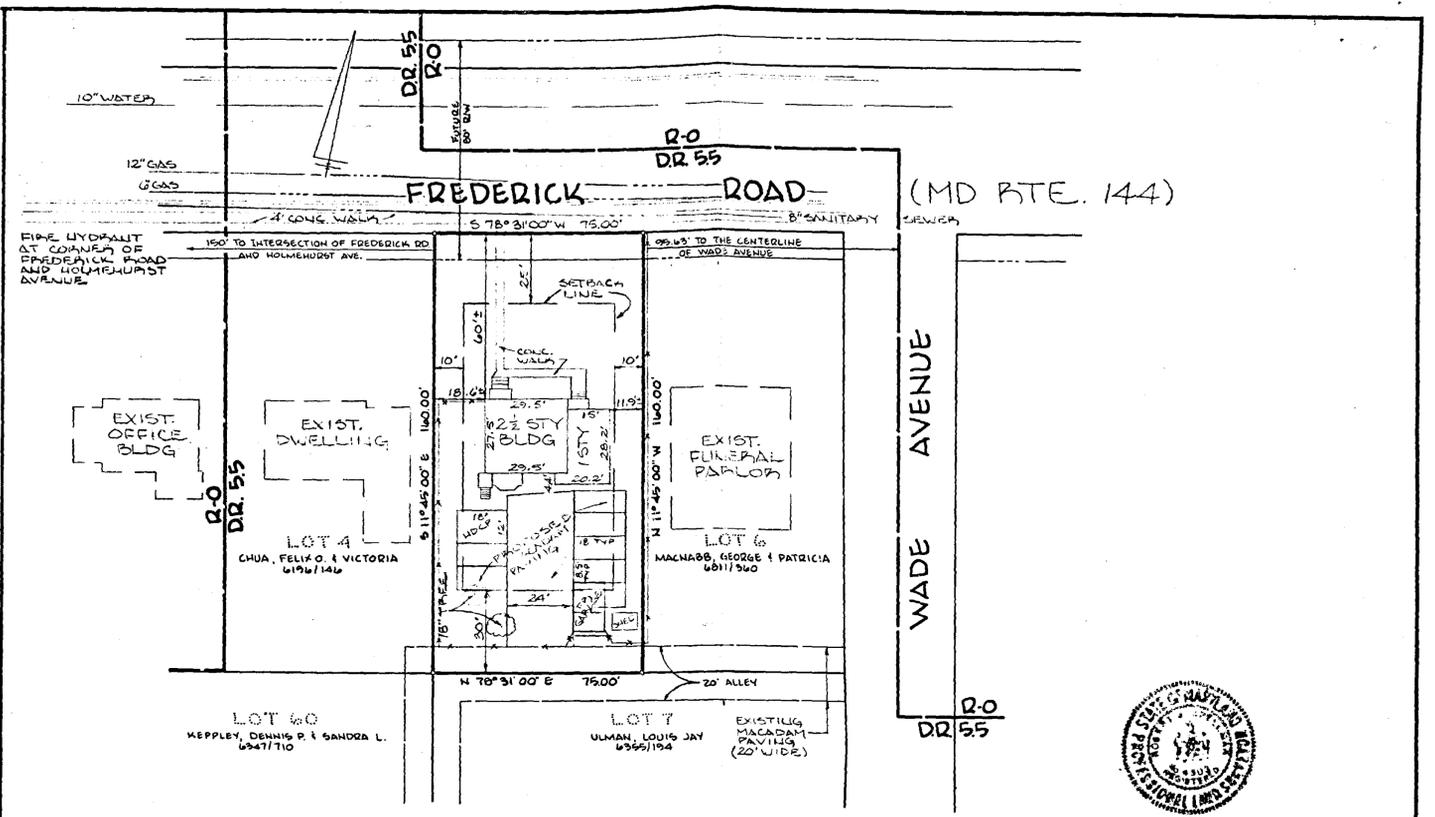
**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

**#1**  
**R-90-400**

PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION  
**#303 FREDERICK ROAD**  
ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1  
BALTIMORE CO., MARYLAND

SCALE: 1" = 20' DES. BY: APLJ  
DATE: Feb. 26, 1990 DRN BY: JMB SHT. 1 OF 1

90015



WADE AVENUE

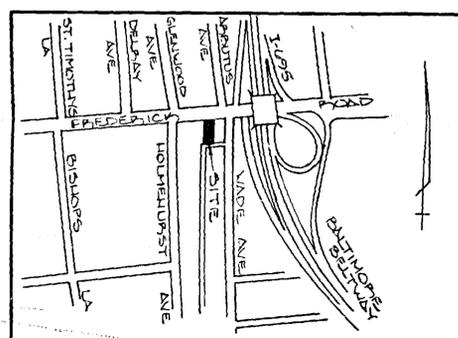
R-0  
DR 55



**GENERAL NOTES**

- EXISTING ZONING : D.P. 5.5
- PROPOSED ZONING : R-0
- TRACT AREA : 12000 SQ. FT. = 0.2755 AC. ±
- BUILDING AREA :  
1<sup>ST</sup> FLOOR : 1257.13 SQ. FT.  
2<sup>ND</sup> FLOOR : 811.25 SQ. FT.  
TOTAL : 2068.38 SQ. FT.
- REQUIRED PARKING  
1<sup>ST</sup> FLOOR : 1257 ÷ 300 = 4.19 = 5 SPACES  
2<sup>ND</sup> FLOOR : 811 ÷ 500 = 1.62 = 2 SPACES  
TOTAL : 7 SPACES
- PROPOSED PARKING : 8 SPACES
- EXISTING GARAGE TO BE PAZED
- ZONING CASE No. 90-400
- FLOOR AREA RATIO :  
2068 ÷ 12000 = 0.1723

*Original open plan - now documented  
Not close!  
Taps, Elevations, Easements, Notes  
E.I.S., Signs  
Class "A" or "B" with add new or recent  
Class "B" variances*



VICINITY MAP  
SCALE: 1" = 500'

REVISIONS		
NO.	DATE	DESCRIPTION

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

PLAT TO ACCOMPANY  
PETITION FOR  
ZONING RECLASSIFICATION

**#303 FREDERICK ROAD**  
ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1  
BALTIMORE CO., MARYLAND

SCALE: 1" = 20' DES. BY: APLJ  
DATE: OCT. 15, 1990 DRN BY: JMB/APLJ SHT. 1 OF 1

90015